

FREDERICK DEVELOPMENT COMPANY

June 16, 2009

Jennifer Simmons, AICP  
Planning Director  
Town of Frederick Colorado

Dear Jennifer,

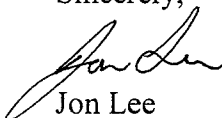
This letter is to request a rescission of Wyndham Hill Filing No. 1 Replat A and revert back to the original Wyndham Hill Filing No. 1 Final Plat. Replat A was recorded on 7/05/2007 and the original Filing 1 plat was recorded on 9/23/2005.

The purpose of this rescission is to accommodate bringing a second builder into the community under the original concept for Wyndham Hill. The original Filing 1 anticipated a mix of lot sizes ranging from 50' wide to 65' wide. We always envisioned one builder model complex on the east side of County Road 7 and a second builders' model complex west of County Road 7. DR Horton has a model complex on the west side of County Road 7. Replat A was processed at a time the builders were only looking at the larger lots and Lennar Homes had committed to the model complex east of County Road 7. The market changed before Lennar started and they defaulted on their commitment to Wyndham. The market has since changed; reverting back to our original concept presented to and approved by the Town Board. We currently have an agreement with Richmond Homes to purchase lots and build a model home complex as well as a number of new homes.

Replat A did not modify the street locations or any exterior boundaries. It simply modified the lot lines within a defined block. Replat A did result in a reduction of 3 lots from the original Filing 1. No utility service lines to serve a specific lot were installed. Therefore, at this point, this reversion is simply a paper change and has no effect on any previously constructed improvements.

We ask for your approval of the rescission as soon as possible to accommodate our agreement with Richmond Homes. I have included a fee of \$100 processing and \$1000 deposit for Town review expenses.

Sincerely,



Jon Lee